

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for November 10, 2004 PLANNING COMMISSION MEETING

P.A.S.: Use Permit #04004, Highlands Townhomes

PROPOSAL: To develop 94 dwelling units, one lot for future development and one outlot, for open space and private roadways.

LOCATION: W. Fletcher Avenue and NW 13th Street.

WAIVER REQUEST:

Sanitary sewer flowing opposite street grades
Waive the preliminary plat process

LAND AREA: 19 acres, more or less.

CONCLUSION: With conditions the request, including waivers, is in conformance with the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.

RECOMMENDATION:

Conditional Approval

Sanitary sewer flowing opposed street grades

Approval

Waive the preliminary plat process

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: O-3, Office Park

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: Undeveloped I-2, Industrial Park

South: Public pool, golf course P, Public

East: Residential R-3, Residential

West: Golf course P, Public

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as commercial in the Comprehensive Plan (F-25)

Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan

may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (F-22)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F-17)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Require new development to be compatible with character of neighborhood and adjacent uses (F-69).

HISTORY: City Council denied Use Permit #04002 for 112 units on August 16, 2004.

City Council changed the zone from R-4, Residential to O-3, Office Park on July 1, 1996.
(Staff recommended denial of office zoning)

City Council changed the zone from R-3, Residential to R-4, Residential on May 23, 1994.
(Applicant requested O-3 and was denied, City Council approved R-4 zoning)

TOPOGRAPHY: Sloping to the south and west.

TRAFFIC ANALYSIS: Fletcher Avenue and NW 12th/13th are classified as urban minor arterial and presently paved as a two-lane facility. NW 12th/13th Street is shown in the current CIP for design in 2010, however the proposed CIP does not show NW 12th/13th as part of the program. W Fletcher is shown for construction in the current 2004 CIP for a two lane plus turn lanes. The construction is underway presently and includes the re-alignment of NW 13th Street. The plan shows sidewalk connections to 12th/13th Street. Internal roads are to be private roadways.

There is a trail location identified on the west side of NW 12th/13th Street extending north to Fletcher and south from this site on the trails map. A sidewalk connection is lacking from the interior sidewalk system Lots 1-4, Block 1 could be moved to provide space for a sidewalk between Lots 4 and 5.

REGIONAL ISSUES: The change from office use to residential use reduces the amount of available office space in the area. However, it appears that sufficient office space is available in the Technology Park and in Fallbrook, nearby.

ENVIRONMENTAL CONCERNS: The south portion of the site is close to an existing golf-hole. There is a possibility that errant golf balls may hit the residential buildings and pose some risk for people who may be in the path of any golf balls. The Parks and Recreation Department or golf course plans to install an 8' chain link fence along the perimeter of the golf course.

ALTERNATIVE USES: Office and other permitted uses in the O-3 district.

ANALYSIS:

1. This is a request to develop 94 dwelling units within the O-3, Office Park district. Each building will be on its own lot. The buildings adjacent to 12th/13th Street contain two families. The other buildings contain 4 families. The O-3, Office Park district indicates that townhouses and single-family attached units are a permitted use in the district, and a use permit for the purpose of site review is required.
2. The history of this parcel indicates that it was previously zoned residential. In both requests for office zoning, planning staff recommended denial and indicated this parcel is appropriate for residential. Staff still believes this parcel is appropriate for residential.
3. Planning staff interprets the Comprehensive Plan requirement that new development be compatible with existing development to mean use compatibility, thus residential should always be compatible with residential. The plan shows the two-family buildings closer to the single family homes across a major street.
4. The density shown is less than allowed in the O-3 district. The density shown is 4.7 dwelling units per acre, just slightly higher than the R-1 district. The density shown is approximately 35% less dense than the allowed density in the R-3 district.
5. The Public Works and Utilities Department indicated the requested waivers to construct sanitary sewer opposite of street grades is acceptable provided that the minimum and maximum depths are not exceeded.
6. The Lincoln Lancaster County Health Department had two advisory comments indicated in their attached memo.
7. The Public Works and Utilities Department had several comments as indicated in their attached memo. Revisions are required to meet their satisfaction.
8. The Parks and Recreation Department had several comments in their attached memos.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the item will be scheduled on the City Council agenda:
 - 1.1 Revise the plans to show:
 - 1.1.1 Provide utility easements as requested by Lincoln Electric System.
 - 1.1.2 Add the waiver to the preliminary plat process to the waivers table.
 - 1.1.3 Provide changes as requested by Public Works and Utilities Department memo dated November 1, 2004.
 - 1.1.4 Provide changed as requested by the Parks and Recreation Department memos dated July6, 2004 and November 2, 2004.
2. The City Council approves associated request:
 - 2.1 An exception to the design standards to allow sanitary sewer to flow opposite street grades.
 - 2.2 A modification to the requirements of the land subdivision ordinance to waive the preliminary plat process.

General:

3. Final Plats will be approved by the Planning Director after:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 7 copies.
 - 3.2 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
 - 3.3 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 3.3.1 to complete the street paving of all streets shown on the final plat within two (2) years following the approval of the final plat.
- 3.3.2 to complete the installation of sidewalks along both sides of all internal streets and along the west side of NW 13th Street and the south side of W. Fletcher Avenue as shown on the final plat within four (4) years following the approval of the final plat.
- 3.3.3 to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.
- 3.3.4 to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.
- 3.3.5 to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.
- 3.3.6 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat
- 3.3.7 to complete the installation of private street lights along streets within this plat within two (2) years following the approval of the final plat.
- 3.3.8 to complete the planting of the street trees along streets within this plat within four (4) years following the approval of the final plat.
- 3.3.9 to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.
- 3.3.10 to complete the installation of the street name signs within two (2) years following the approval of the final plat.
- 3.3.11 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.3.12 to complete the public and private improvements shown on the preliminary plat and Use Permit.

- 3.3.13 to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.3.14 to continuously and regularly maintain the street trees along the private roadways and landscape screens.
- 3.3.15 to submit to the lot buyers and home builders a copy of the soil analysis.
- 3.3.16 to pay all design, engineering, labor, material, inspection, and other improvement costs.
- 3.3.17 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.3.18 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 3.3.19 to timely complete the public and private improvements and facilities required by Chapter 26.23 of the Land Subdivision Ordinance which have not been waived including but not limited to the list of improvements described above.
- 3.3.20 to post the required security to guarantee completion of the required improvements if the improvements are not completed prior to approval of the final plat.

- 3.3.21 to acknowledge that the land is within the airport environs noise district.
- 3.3.22 to acknowledge this parcel is adjacent a golf course and errant golf balls may enter their property.
- 3.3.23 to grant the city access to the city installed 8' high chain link fence for maintenance purposes.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Becky Horner, 441-6373, rhorer@ci.lincoln.ne.us
Planner

DATE: October 25, 2004

APPLICANT: Cameron Corporation
3900 Pine Lake Rd, Ste 1
(402)730-8548

OWNER: Highlands Development
3555 Orwell Street

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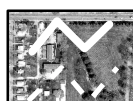
Use Permit #04004 NW 13th & Fletcher Ave.

2002 aerial

Zoning:

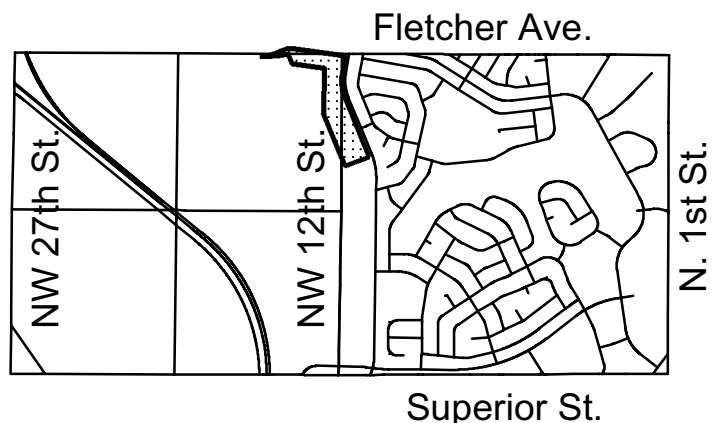
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 3 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction





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TEL: (408) 434-2624
FAX: (408) 434-6687
WWW.CALCOMP.NET

HIGHLIGHTS

THE FORT

N.W. 15TH ST. &
FLETCHER AVE.

BY N. N. N.

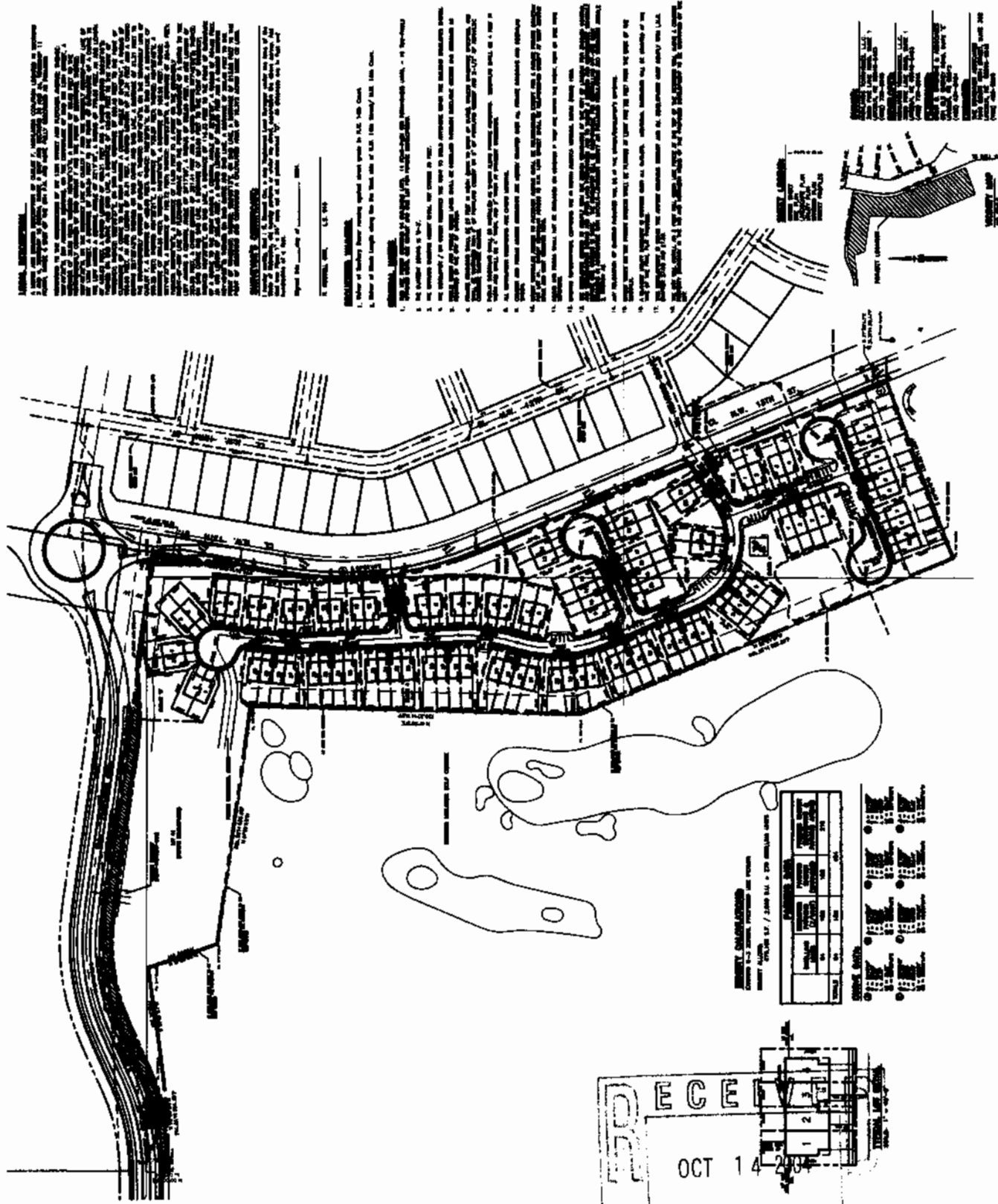
COVER SHEET



05/1/2015

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OF 6



RECEIVED
OCT 14 2 04
LIRCHEN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



BRIAN D. CARSTENSEN & ASSOCIATES
LAND USE PLANNING
RESIDENTIAL & COMMERCIAL DESIGN

800 OLD COUNTRY ROAD
SUITE 17
LANCASTER, PA 17303
PH: 717-399-0000
FAX: 717-399-0001
WWW.BDCARSTENSEN.COM

HIGHLANDS
TOWNHOMES

USE PERMIT

N.W. 15TH ST. &
FLETCHER AVE.
LINCOLN, NE

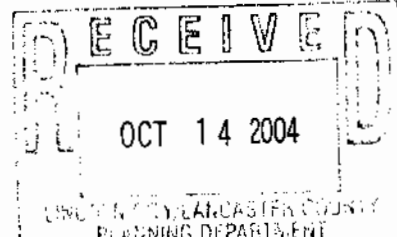
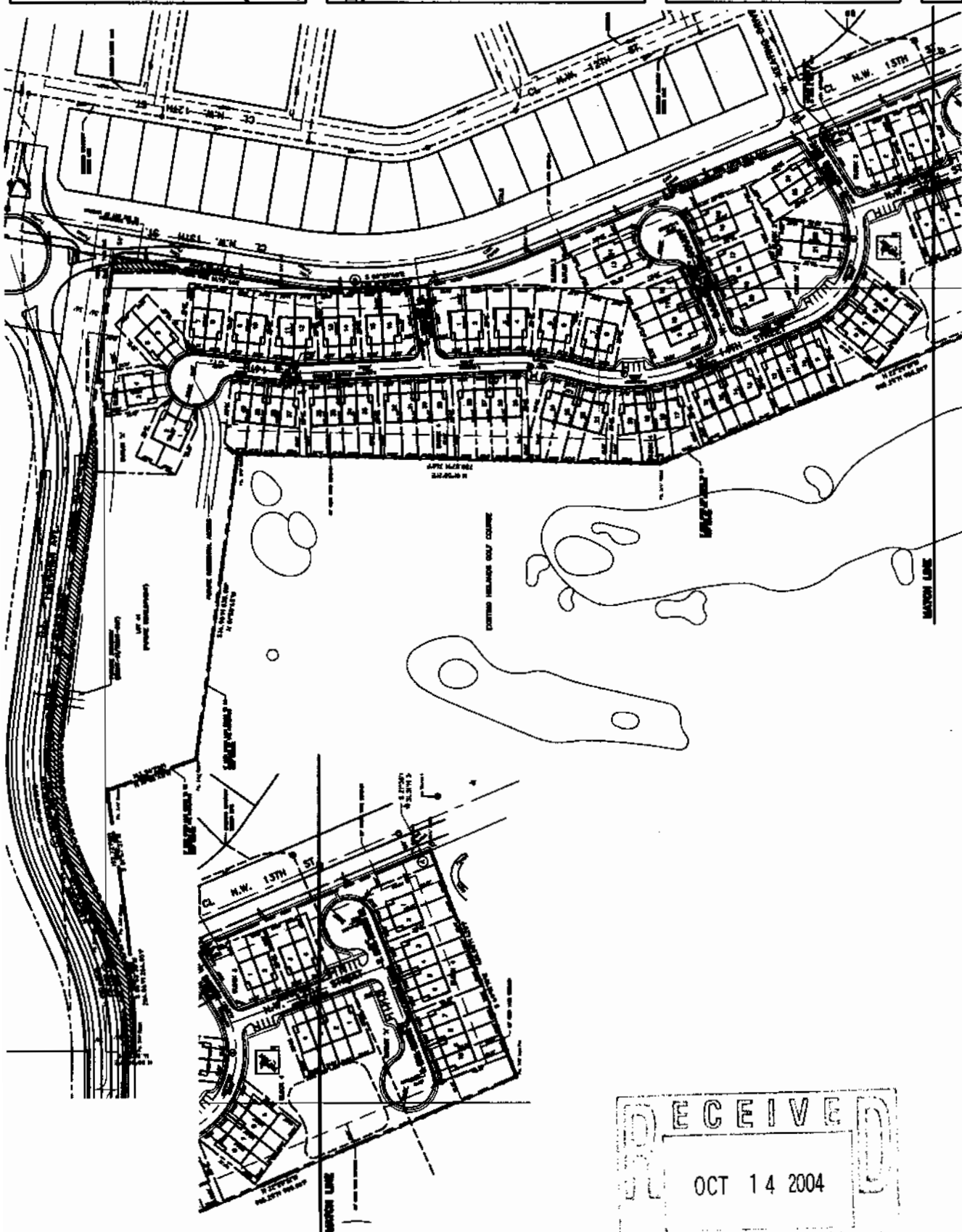
SITE
PLAN



SCALE: 1"=40'

PROJECT: HIGHLANDS
TOWNHOMES

2 OF 6





BRIAN D.
CARSTENS
& ASSOCIATES

LAND USE PLANNING
RESIDENTIAL
& COMMERCIAL
DESIGN

801 OLD COUNTRY ROAD
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LINCOLN, NE 68503
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HIGHLANDS
TOWNHOMES

USE PERMIT

N.W. 12TH ST. &
FLETCHER AVE.
LINCOLN, NE

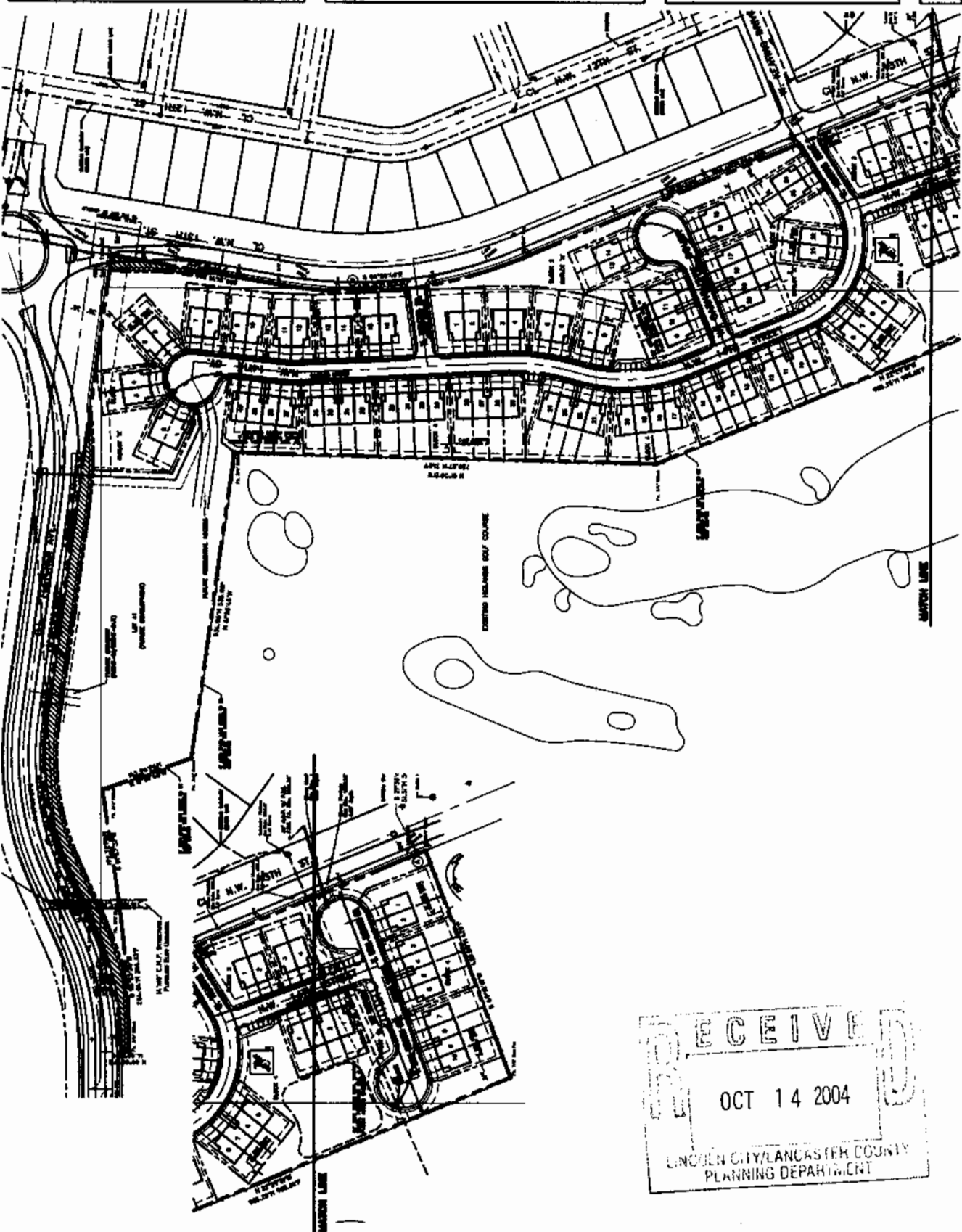
UTILITY
PLAN



SCALE: 1"=40'

PROJECT: HIGHLANDS
TOWNHOMES

4 OF 6



RECEIVED
OCT 14 2004
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

LAW OFFICES OF
CLINE, WILLIAMS, WRIGHT, JOHNSON & OLDFATHER, L.L.P.

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233 SOUTH 13TH STREET

LINCOLN, NEBRASKA 68508-2095

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(402) 397-1700

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P.O. BOX 510
AURORA, NEBRASKA 68818
(402) 694-6314

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RAILWAY OFFICE PLAZA
115 RAILWAY STREET, SUITE B-104
SCOTT'S BLUFF, NEBRASKA 69361
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BRIAN J. ADAMS

CHARLES E. WRIGHT, COUNSEL
RICHARD P. JEFFRIES, COUNSEL

October 14, 2004

Hand Delivery

Mr. Marvin Krout, Director of Planning
City of Lincoln/Lancaster County Planning Dept.
555 South 10th Street, Suite 213
Lincoln NE 68508

Re: Highlands Townhome Use Permit
Our File: COB07-RE001

Dear Marvin:

I enclose an original of the submittal letter for the Highlands Townhome Project which is being resubmitted for a use permit. The necessary copies of the site plan, the application, and the application fee will be provided to your office by Brian Carstens. The enclosed submittal letter should be considered part of the submittal package.

Should you have any questions, please do not hesitate to contact me.

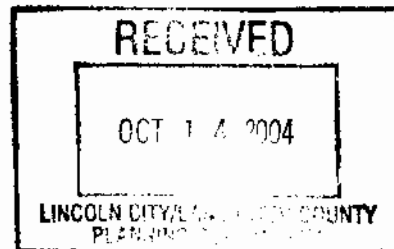
Sincerely,



Thomas C. Huston
For the Firm

Enc.

L0618250.1



LAW OFFICES OF
CLINE, WILLIAMS, WRIGHT, JOHNSON & OLDFATHER, L.L.P.

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233 SOUTH 13TH STREET

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CHARLES M. PALLESEN, JR.
FREDRIC H. KAUFFMAN
DONALD F. BURT
ALAN E. PETERSON
STEPHEN E. GEHRING
KEVIN COLLIERAN
ROBERT J. ROUTH
L. BRUCE WRIGHT
JAMES M. BAUSCH
DAVID R. BUNTAIN
STEPHEN H. NELSEN
MICHAEL C. MUELLER
DANIEL R. STOGSDILL
SCOTT D. KELLY
TERRY R. WITTNER
MARK A. CHRISTENSEN
RICHARD P. GARDEN, JR.
SHAWN D. RENNER
JOHN C. MILES
MARY KAY O'CONNOR
THOMAS C. HUSTON
DON R. JANSSEN

OMAHA
ONE PACIFIC PLACE
1125 SOUTH 103RD, SUITE 320
OMAHA, NEBRASKA 68124-1090
(402) 397-1700

AURORA
1207 M STREET
P.O. BOX 510
AURORA, NEBRASKA 68818
(402) 884-6314

SCOTT'S BLUFF
RAILWAY OFFICE PLAZA
115 RAILWAY STREET, SUITE B-104
SCOTT'S BLUFF, NEBRASKA 69361
(308) 635-1020

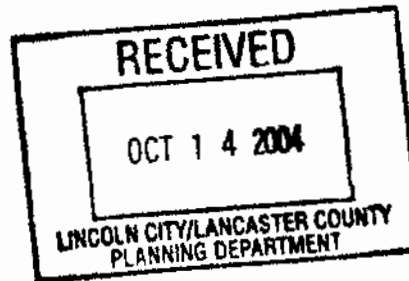
SUSAN KUBERT SAPP
KEVIN J. SCHNEIDER
ANDREW D. STROTSMAN
JILL COSSIN JENSEN
STEVEN M. DELANEY
JOHN C. HEWITT
JOHN L. HORAN
MICHAEL C. PALLESEN
TRACY A. OLDEMEYER
JANIS J. WINTERHOF
PAMELA EPP OLSEN
TRENT R. SIDDERS
JENNIE A. KUEHNER
ANDRE R. BARRY
JEFFREY E. MARK
JOERG W. FREYE
BETH E. KIRSCHBAUM
TRAVIS P. O'GORMAN
DOUGLAS R. ABERLE
BRIAN J. ADAMS

CHARLES E. WRIGHT, COUNSEL
RICHARD P. JEFFRIES, COUNSEL

October 14, 2004

Hand Delivery

Mr. Marvin Krout, Director of Planning
City of Lincoln/Lancaster County Planning Dept.
555 South 10th Street, Suite 213
Lincoln NE 68508



Re: Highlands Townhomes - Use Permit at N.W. 13th Street & Fletcher Ave.
Our File: COB07-RE001

Dear Mr. Krout:

On behalf of Highlands Townhomes, L.L.C., we hereby submit a new application for a use permit to be issued to the applicant under LMC § 27.27.020. The subject property is located west of N.W. 13th Street, adjacent to the Highlands public golf course and south of Fletcher Avenue. N.W. 13th Street is a designated arterial street as is Fletcher Avenue. The subject property was originally acquired by the City of Lincoln when the Highlands Sanitary Improvement District #9 was annexed by the City of Lincoln in the early 1990s. The property at that time was then sold to a member of the Highlands Coalition and has remained unimproved for more than ten years.

As you are aware, my client previously submitted an application for a use permit which was ultimately denied by the City Council on August 23, 2004. Subsequent to that denial, my client, the project engineer, and I met with over 30 neighbors at a meeting with the two associations of homeowners who reside near the property. We have been in communication with the Highlands Neighborhood Association and the Northwest Highlands Association. At that time, the neighbors expressed their concern about the density of the project.

Thereafter, my client met individually with the officers of the Northwest Highlands Association. There were multiple meetings and good communication occurred between that association and my client. Thus, we believe we are now in a position to proceed with the application with the support of the Northwest Highlands Association.

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The changes to the site plan from that originally submitted last summer are substantial and real to my client. The enclosed site plan reflects, among other things, the following changes:

1. **Density.** The original site plan contemplated the construction of 112 dwelling units. As evidenced by the density standards in the O-3 Office Park District, 112 dwelling units was less than 50% of the permitted density on this site. However, in an effort to address some of the concerns of the neighbors, the number of dwelling units has been reduced by over 16%. The enclosed site plan now reflects 94 dwelling units.

2. **Spacing and Design.** One of the other concerns addressed by the neighbors was the distance between the buildings. The enclosed site plan reflects that all of the dwelling units that abut and are adjacent to N.W. 13th Street are now duplex units without any side-yard waivers. The original site plan reflected that these units would be four-plexes. Thus, the buildings have been spaced further apart. There will be 20 feet between each of the structures, which is more side yard than most of the residential properties in the area.

3. **Waivers.** Due to the reduction of the number of units, the project now does not require any of the "site planning" waivers that had previously been requested. The original submittal had requested waivers for, in some parts of the site plan, front yard, rear yard, and side yard. All of those waiver requests have been removed as it relates to the site plan. As noted on the site plan, there are requested waivers that do not relate to the site planning process. The waiver of the sanitary sewer running against street grade in N.W. 13th Street Court is an engineering issue that results from the topography of the site. Further, there is a waiver request of block length along the west side of the site due to the fact that it abuts a golf course. The design standards and ordinance specifically recognize that block-length waivers are appropriate under such circumstances.

4. **Site Plan.** My clients have prepared several different site plans and shared them with the members of the Board of Directors of the Northwest Highlands Association. The board members preferred enclosed site plan which retains the curve in the internal street. The Planning Staff had preferred this design feature to assist in the appearance of the units. The curvature in the street is retained without any waivers.

5. **Golf Course.** Due to the fact that no rear-yard waivers are being requested, the townhome structures will be further removed from the west property line. This fact will further lessen any potential conflict between the public's use of the golf course and the townhomes. The site plan has been provided to the Parks and Recreation Department with a renewed commitment to work with the Parks and Recreation Department on mutual issues involving drainage and landscaping. Parks and Recreation, I believe, still has the strong desire to construct a chainlink fence along the

October 14, 2004

Page 3

property line. My client agreed to grant an easement, if necessary, to accommodate the fence location. My client is working with the Parks and Recreation Department to potentially upgrade the appearance of such a fence. My client has renewed its commitment to work with the Parks and Recreation Department on the drainage issues that relate to the detention cell on the project site and the location of additional landscaping and screening.

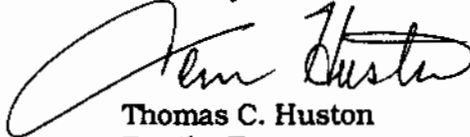
6. **Design.** We enclose copies of the elevation drawings reflecting the exterior changes that were incorporated into the design of the units to further address some of the aesthetic concerns raised by Planning Staff. The new design incorporates a cantilevered hip roof over the rear door of the units and additional shutters added to the rear windows.

7. **Privacy Fence.** The individual townhome units will be constructed with a privacy fence located perpendicular to the rear wall. The Planning Department has previously requested that an additional fence be constructed parallel to the rear wall on those units backing up to N.W. 13th Street. In working with the neighbors, they expressed the preference to eliminate this secondary privacy fence.

Accompanying this letter are the necessary sets of copies of the site plan for distribution to the various City departments. Also enclosed is the application for the use permit and the application fee.

Should you have any questions concerning this submittal, please do not hesitate to contact me.

Sincerely,



Thomas C. Huston
For the Firm

c: Breck Collingsworth
Blake Collingsworth
Tommy Taylor, President, Highlands Neighborhood Assn.
Gordon Bjorman, President, Northwest Highlands Assn.
Steven Hiller, Lincoln Parks and Recreation

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 6, 2004

Re: Highlands Townhomes 04002

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Please provide a grading plan for review.
2. Please provide information regarding discharge of storm water, etc.
3. Outlot areas to be maintained be maintained by developer and/or homeowners association.
4. Tot lot playground must meet the Consumer Safety Standards in regard to type of equipment, fall zones, etc.
5. Consider using berming as a design grading approach to better screen residents from the golf course.
6. Due to the proximity of the golf course, do not recommend the waiver for the rear setback.
7. Please provide a plan for sedimentation and erosion control.
8. Temporary sediment basins must be provided during construction.
9. Please clarify the location of the proposed vegetative screen (where is the property line – are trees planted on private property or the golf course).
10. A meeting has been scheduled to address and discuss the items listed above.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: November 2, 2004

Re: Highlands Townhomes

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. See previous comments from memo dated July 9, 2004
2. All outlot areas to be maintained by the developer and/or future homeowners association.
3. The tot lot must comply with ADD regulations and Consumer Safety Guidelines. A walkway and covered seating area should also be included in this project.
4. Pretreatment of stormwater off of the north end of the site that runs into the wetland.
5. Erosion control during construction must be required.
6. Provide a complete set of the approved erosion control plans.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Highlands Townhomes
Date:	November 1, 2004
cc:	Randy Hoskins

Engineering Services has reviewed the use permit for Highlands Townhomes, located west of North 12th Street and south of Fletcher Avenue, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) See comment (2.1).
 - (1.2) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite of street grades provided that the minimum and maximum depths are not exceeded. It appears that no basements would be possible for some lots in Northwest 14th Court. Information needs to be provided showing that the maximum and minimum depths are not exceeded.
- **Water Mains** - The following comments need to be addressed.
 - (2.1) The location of the water mains in Royal Dornoch Court and Circle does not meet design standards. The water mains are required to be 3.5' outside of the back of curb and not under the pavement as shown. Public Works recommends that a waiver be requested to put the water main on the south side of the street as was the case in the previous submittal of this plat. A waiver would also be needed for the sanitary sewer to be located on the north side of the street. Public Works would approve both of these waivers. If the water main is to stay on the north side, it needs to be shown wrapping around the cul-de-sac.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) There are two separate drainage basins exiting this site, one to the northwest and the other to the southwest. The calculations provided appear to try to model for both basins at the southern exit point. The following information needs to be provided for both basins. Pre development and post development flows need to be calculated for both drainage basins. Details of the outlet structures and culverts for the required detention cells need to be shown. Cross-section and capacity information needs to be provided for the swale that is shown to drain Area 'F' to the detention cell.

November 1, 2004

- **Streets** - The following comments need to be addressed.

(4.1) The intersection of Webster Road and Northwest 13th Street will be a right in and right out only intersection when the second two lanes in Northwest 13th are constructed.

(4.2) The current approved City of Lincoln Comprehensive Plan shows Northwest 12th /13th Street having 120' of right-of-way. This plat should be revised to show 60' of right-of-way dedication to accommodate future right turn lanes and/or other roadway improvements.

(4.2) Given the proximity to the Northwest 12th and Fletcher intersection, any driveway that would be proposed to take access to Fletcher from Lot 61 will be a right in/right out only connection. This driveway should be shown at the west end of the lot.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



Dennis L Roth

10/20/2004 08:40 AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: re: Highlands Townhomes

PROJ NAME: Highlands Townhomes
PROJ NMBR: Use Permit #04004
PROJ DATE: 10/17/2004
PLANNER: Becky Horner

Finding ONE DUPLICATE/SIMILAR NAME in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: NW 14th St,

PRIVATE: W Carnoustie Ct, W Royal Dornoch Cir, W Royal Dornoch Ct, W Webster Rd
NW 14th St and NW 14th Ct

CROSS ST: NW 13th St and W Fletcher Ave



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

11/01/2004 01:02 PM

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Highlands Townhomes

Ms. Horner,

The Lincoln Police Department does not object to the Highlands Townhomes UP# 04004.

Sergeant Michael Woolman
Lincoln Police Department



"Loseke, Larry L -
Lincoln, NE"
<larry.l.loseke@usps.g
ov>

10/25/2004 03:17 PM

To: <rhorner@ci.lincoln.ne.us>
cc:
Subject: Highlands Townhouses

Becky

I do not see any problems at this time with the street names requested for Highland Townhouse development.

Larry L. Loseke
Growth Mgt / Collection Supv
700 R St Rm 216
Lincoln NE 68501-9404
402-473-1647 larry.l.loseke@usps.gov

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

INTER-DEPARTMENT COMMUNICATION



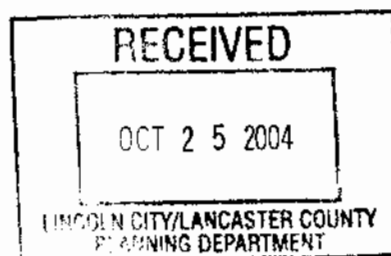
DATE: October 22, 2004
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS - Use Permit #04004
DN# 58N-13W

Attached is the Use Permit for Highlands Townhomes.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements, as noted.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04165**

Address

Job Description: Development Review - Fire

Location: HIGHLANDS TOWNHOMES

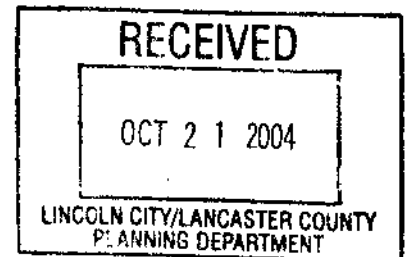
Special Permit:

Preliminary Plat:

Use Permit: Y

CUP/PUD:

Requested By **BECKY HORNER**



Status of Review: Approved

10/21/2004 12:53:39 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000	International Building Code and Local Amendments
2000	International Residential Code and Local Amendments
1994	Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989	Fair Housing Act As Amended Effective March 12, 1989
1979	Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992	Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999	National Electrical Code and Local Amendments
1997	Uniform Mechanical Code and Local Amendments
1994	Lincoln Gas Code
2000	NFPA 101 Life Safety Code
2000	Local Amendments International Firecode
	Applicable NFPA National Fire Code Standards